



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Stehr – Tam Short Plat

**Proposal Address:** 9818 NE 31<sup>st</sup> Street

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide a single-family lot , totaling 20,700 square feet (0.47 acre) into 2 single-family lots. Lots will be accessed directly from the public right of way. The lots are located in the R-4 land use district.

**File Number:** 19-131168-LN

**Applicant:** Bjorn Stehr

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Carol Orr, Associate Planner

**State Environmental Policy Act Threshold Determination:** **Exempt per WAC 197-11-800(6)(a)**

**Department Decision:** **Approval with Conditions**

By: Carol L. Orr, Land Use Planner  
Carol Orr, Associate Planner  
Development Services Department

Application Date: December 11, 2019  
Notice of Application: January 16, 2020  
Minimum Comment Period: January 30, 2020  
Decision Publication Date: October 22, 2020  
Appeal Deadline: November 5, 2020

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Attachments:

Project Drawings

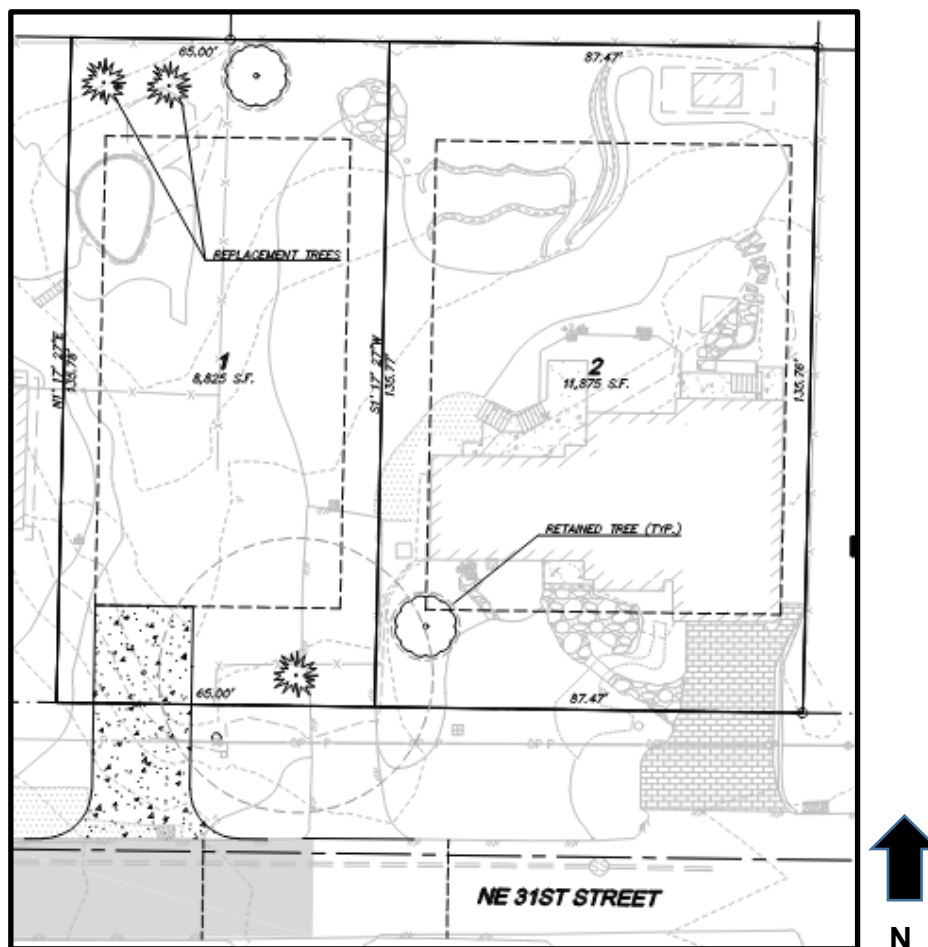
## I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat one existing lot, totaling 20,700 square feet, (approximately 0.47 acres) into 2 single-family lots. The existing lot previous totaled 16,304 (.37 acres) but a boundary line adjustment was approved and recorded with the neighboring property owner to the west allowing the applicant to acquire sufficient square footage for this subdivision. The subject property contains a single-family residence and two detached accessory structures; a shed and a gazebo. The home is proposed to be retained on the eastern parcel (Lot 2) after subdivision. The newly created Lot 1 will be developed in the future with one single family dwelling. Review of any future house/development is not part of this short plat approval.

The subject site is located within the R-4 land use district, and within the North Bellevue Subarea. The minimum lot size within the R-4 district is 10,000 square feet. Each lot within this proposal will exceed this minimum square footage and meet the minimum width and depth dimensions for the R-4 district. All access and utilities will be provided from the public right of way, NE 31<sup>st</sup> Street.

As defined by Land Use Code 20.25H, the site does not contain any critical areas.

**Figure 1 – Preliminary Short Plat Proposal**



## II. SITE DESCRIPTION AND CONTEXT

The subject site is one predominantly rectangular lot within an existing single family neighborhood, and is bordered by single family dwellings to the north, south, east and west. The property is zoned R-4 and has a Comprehensive Plan designation of Single Family Medium.

The site is currently developed with a single family residence, two small detached accessory structures in the rear yard and mature landscaping of a residential nature. The topography of the site slopes moderately upward at an approximate 7.5% slope towards NE 31<sup>st</sup> Street (north to south). The single family dwelling on site will be retained. Both lots will be accessed via individual driveways from NE 31<sup>st</sup> Street. No curb, gutter, or sidewalk exist along this area of NE 31<sup>st</sup> Street.

**Figure 2 – Aerial Photograph**

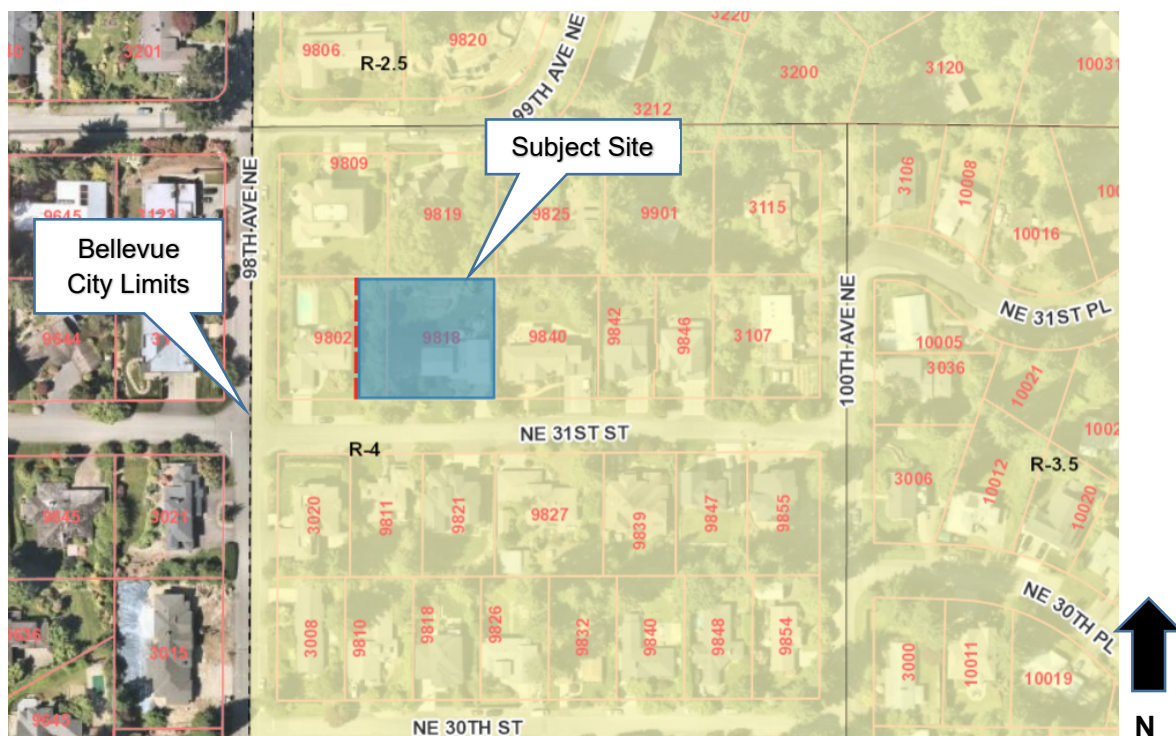


### III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

#### A. Zoning

The proposed lots are within the R-4 single family land use district and they are surrounding on all four sides with single family homes. The two lots proposed with this short plat application are permitted within the R-4 land use district. See Table 1 below for discussion of dimensional requirements.

**Figure 3 – Zoning Map**



#### B. Consistency with Standard Land Use Code Requirements

**Table 1 – Dimensional Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-4 North Bellevue Subarea Comprehensive Plan Designation: Single-Family Medium	
<b>Gross Site Area</b>	20,700 square feet (approx. 0.47 acre)	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	8,500 Square Feet	Lot 1: 8,825 Square Feet Lot 2: 11,875 Square Feet
<b>Minimum Lot Width</b>	65 Feet	Lot 1: 65 Feet

		Lot 2: 87.47 Feet
<b>Minimum Lot Depth</b>	80 Feet	Lot 1: 135.77 Feet Lot 2: 135.77 Feet
<b>Lot Coverage by Structure</b>	35% maximum	Lot 1: To be determined under Building Permit review for new house Lot 2: 25.68% (existing house to remain)
<b>Impervious Surface Coverage</b>	45% maximum	Lot 1: To be determined under Building Permit review for new house Lot 2: 37.74% (existing house to remain)
<b>Floor Area Ratio</b>	Structures exceeding .5 FAR shall provide 7.5 foot side setbacks <b>and</b> either Daylight Plane Analysis or Second Story Stepbacks.	Lot 1: To be determined under Building Permit review for new house Lot 2 (existing house): .29 FAR
<b>Building Height</b>	35 Feet from Average Existing Grade (AEG)	Lot 1: To be determined under Building Permit review for new house Lot 2: No Change to existing conforming height of existing house
<b>Building Setbacks</b>	Front: 20 Feet Rear: 25 Feet Side: 5 Feet 2 Sides together: 15 Feet	Lot 1: To be determined under Building Permit review, but shall meet standard requirements Front: 20 Feet Rear: 25 Feet Side: 5 Feet (unless exceeding .5 FAR) 2 Sides together: 15 Feet total combined Lot 2: (Existing house) Front: 18.4 Feet* Rear: 25 Feet Side (east): 5 Feet Side (west): 10 Feet* The existing home was constructed in 1954, shortly after the area was annexed by the City of Bellevue. The existing home is slightly non-conforming to the current required front setback. The short plat will not exacerbate this non-conformity.

### **C. Tree Retention**

The property contains 8 significant trees, totaling 133 diameter inches. Standard application of LUC 20.20.900 requires retention of 30% of the existing significant tree diameter inches, or 39.9 inches. Due to the boundary line adjustment performed to create the subject parcel, many of these significant trees are now located within the buildable area of Lot 1. The applicant will retain the largest tree on site, a 28" Austrian Pine within the front setback of Lot 1. This results in a tree retention of 21%. To mitigate for the shortfall of 11.9 inches, the applicant will retain two 6 -inch deciduous trees that will reach significant tree status within a few years. Additionally, the applicant will plant at least two (2) evergreen trees pursuant to 20.20.900.G. These trees shall be a species that will reach a similar size to those being removed and be between 8 and 10 feet in height at planting. These replacement trees must be installed just prior to the final inspection of the associated building permits for the new home to avoid damage during the construction process and shall be included on the Tree Retention Plan recorded with the Final Plat .

**See Section X of this report for Conditions of Approval related to Tree Retention / Replacement, Landscape Installation Assurance Device and Landscape Maintenance Assurance Device.**

### **IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

There are no critical areas located on the subject property. Short Plats not containing critical areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

### **V. SUMMARY OF TECHNICAL REVIEWS**

#### **A. Clear and Grade Review**

Based on the submitted drawings the development does not include proposed infrastructure such as roads, utilities or frontage improvements shared between the proposed lots. As such the proposed new driveway, utilities and work in ROW for Lot 1 will be permitted under the Single Family Building permit. Please be aware that undergrounding of all Overhead utilities is required and should be included in the SFR Civil drawings.

**See Section X of this report for Conditions of Approval regarding Frontage, Utilities and Road Improvements.**

#### **B. Utilities Review**

Surface Water – Storm Drainage – The project will be required to mitigate for minimum requirements 1-9 from the Department of Ecology. The applicant has proposed to use Infiltration trenches in the back of the Lot 1 and a drywell on Lot 2 to meet the requirements.

Water – The water supply for this project will connect to City of Bellevue owned water mains located in NE 31st Street. One new tap is proposed on NE 31st Street to serve Lot 1.

Sewer – Sewer service will be provided by a new sewer tap from the existing main



sewer on NE 31st Street.

**See Section X of this report for Conditions of Approval regarding Utilities Conceptual Design**

**C. Fire Department Review**

The Bellevue Fire Department Fire Prevention Division has reviewed the submittal in accordance with the 2015 International Fire Code, 2015 International Building Code, City of Bellevue requirements, and good fire protection practices. This review was based upon, and limited to, the information presented on drawings and/or materials received in our office. The Fire Department can approve the preliminary short plat.

**C. Transportation Review**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

**Site Access**

The proposed two lot short plat is comprised of an existing lot on the north side of NE 31<sup>st</sup> Street, between 98<sup>th</sup> Avenue NE and 100<sup>th</sup> Avenue NE. The site currently has one existing single-family home taking access from NE 31<sup>st</sup> Street via a single-family driveway. NE 31<sup>st</sup> Street is a two-lane road classified as a local street. Access for lot 2 of the short plat will be provided via a new single-family driveway on the NE 31<sup>st</sup> Street frontage. Lot 1 will maintain the existing access through the existing single-family driveway. No other access connection to city right-of-way is authorized. The new single-family driveway must be a minimum of 10 feet wide and be built per the Transportation Design Manual Standard Drawings.

Site addresses will be determined by the City's Parcel and Address Coordinator.



### **Street Frontage Improvements**

The Stehr Tam short plat is located on the north side of NE 31<sup>st</sup> Street near the intersection with 98<sup>th</sup> Avenue NE . There is currently a 20-foot-wide asphalt street section with no sidewalk or curb along the NE 31<sup>st</sup> Street frontage. The site currently has one existing single-family home taking access from NE 31<sup>st</sup> Street via one single family driveway. NE 31<sup>st</sup> Street is a two-lane road classified as a local street. Access for the short plat will be via a new single-family driveway for lot 2 and the existing single-family driveway on the NE 31<sup>st</sup> Street frontage for lot 1.

Frontage improvements will be required, and shall include:

NE 31<sup>st</sup> Street:

- Install new minimum 10-foot-wide single-family driveway approach for lot 2.
- The new driveway may be constructed under the single-family building permit with approval from the Transportation reviewer.
- Sight distance requirements must be met per BCC 14.60.240 at the new driveways.
- Restore any pavement cuts per Design Manual Drawing RC-200-1.
- Any overhead utilities into the plat are required to be undergrounded.

### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, NE 31<sup>st</sup> Street is classified as Grind and Overlay required. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

### **Sight Distance**

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

### **Transportation Impacts and Mitigation**

City staff have analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak hour trips being generated by the Stehr Tam short plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

## **VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on January 23, 2020, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. Three written comments were received regarding the proposal. Commenters raised questions related to the following:

- Increased property values: Neighbors had concerns about how new development in the neighborhood would affect their property values and taxes. Taxes are levied by King County, not by the City of Bellevue. This neighborhood is in the process of redeveloping. Of the 12 properties located on this block, 7 are developed with houses in 2012 or later. Only three of the original homes on this street remain, all of them have been remodeled since 2000. Due to the underlying land use district and the size of the existing lots, property owners have the ability to subdivide if they can obtain a relatively small amount of square footage from a neighboring property owner. One property owner has already performed a similar process on NE 31<sup>st</sup> street, identical to the proposal requested in this application.
- Concern regarding the large size and scale of new homes: The size and scale of all homes within this R-4 single-family land use district is regulated per the dimensional requirements in LUC 20.20.010 and as listed and discussed in Section III of this report. The new home on Lot 1 will be required to meet all dimensional requirements of the LUC and review for compliance will occur during building permit review for the home.
- Concern regarding increased traffic volume as a result of the short plat: The addition of a single new single family residence to the street should have negligible. Impacts on the amount of traffic on NE 31<sup>st</sup> Street.
- Concern regarding the increased density within the existing single family neighborhood: The addition of a new residence to the neighborhood is in compliance with the Comprehensive Plan, which promotes density and additional housing opportunities within the City. The proposal meets the dimensional requirements for the land use district in which it is located and is consistent with the size of lots within the surrounding neighborhood.
- Concern regarding tree retention and specifically the retention of the evergreen tree within the front setback of Lot 1: Refer to the Tree Retention discussion in

Section III.C of this report. The applicant will retain the large evergreen tree in the front setback of Lot 1 and two additional trees on Lot 1. Additionally, the applicant will be required to plant two additional evergreen trees. These replacement trees will be noted on the short plat map, shall be installed after site disturbance has concluded under the Building Permit, and these new trees AND the existing trees to be retained must be left undisturbed by future owners as shown on the Tree Preservation – Replacement Plan.

**See Section X of this report for Conditions of Approval regarding Tree Retention / Replacement.**

- Concerns regarding Stormwater run-off and erosion control. Due to the City of Bellevue's participation in the National Pollutant Discharge Elimination System (NPDES), the Utilities department reviews for how stormwater can be most efficiently retained on-site rather than piped to public facilities. The Utilities department has reviewed the proposal and indicates the infiltration trenches and drywells proposed at the rear of the property will meet the State of Washington's requirements. These methods should address stormwater run-off impacts from the new home proposed on Lot 1 to neighboring properties. Best management practices for erosion control will be addressed under the building permit when the permit for the new home is submitted. Refer to additional Utilities comments in Section V.B of this report.

Parties of Record were sent letters that notified them of their Party of Record status and addressed their comments. Letters included information regarding the underlying density permitted within this land use district and the associated dimensional requirements, variance restrictions that would be present on the short plat map, and City tree retention requirements. One commenter was redirected to Utilities for information about infiltration methods to be used on site.

## **VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW**

Land Use worked with the applicant to meet the intent of the tree retention section of the LUC. The largest tree on site within the front setback of Lot 1 is to be retained, as well as two smaller existing trees that should grow to significant tree size within a few years. Additionally, the applicant will be required to plant two evergreen trees that will grow to a size similar to those currently existing on site. Refer to discussion in Section III.C regarding tree retention.

## **VIII. DECISION CRITERIA:**

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

***Finding:*** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required

to provide drainage improvements designed to service the drainage needs of the site. In addition, both proposed lots will gain access the public right of way, NE 31<sup>st</sup> Street. There is no existing curb, gutter, or sidewalk along this portion of NE 31<sup>st</sup> Street. Therefore, the requirement to install these items is waived.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **See Section X of this report for Conditions of Approval regarding Noise/Construction Hours**

**2. The public interest is served by the short subdivision.**

***Finding:*** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

**3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

***Finding:*** The preliminary short plat considers the physical characteristics of the site by requiring retention of the largest tree on site, as well as several smaller trees. The applicant will be required to install 2 additional evergreens to compensate for the loss of a large number of trees that currently stand within the buildable area on site. The retention of two established smaller trees, and planting of two evergreens will be consistent with the vegetated character of the surrounding neighborhood.

**4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

***Finding:*** As conditioned, the proposal complies with the Land Use Code requirements for the R-4 land use district, the Utility Codes and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

**Dimensional Requirements:** Refer to Section III.B of this report for dimensional requirements.

**Response:** All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-4 land use district dimensional requirements.

**5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

***Finding:*** The site is located within the North Bellevue Subarea. The Comprehensive Plan specifies Single Family Medium Density development for this property, which is consistent with the R-4 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

The single-family homes are, by use type, compatible with surrounding single-family neighborhood and maintain the character and appearance of the neighborhood (Policy LU-13). The proposal provides the maximum allowed number of new residential units allowed by the LUC, as encouraged by the Comprehensive Plan (Policy LU-6). The proposed short plat provides housing that contributes to Bellevue's share of the regionally adopted demand forecasts for residential uses for

the next 20 years (Policy LU-5).

The proposal meets the Neighborhood Quality goal (Housing Element) by providing compatible housing within existing neighborhoods (single family in single family district) (Policy HO-3).

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

***Finding:*** As conditioned, each lot (proposed Lots 1 and 2) can reasonably be developed to current R-4 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **See Section X of this report for Conditions of Approval regarding the Variance Restriction**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

***Finding:*** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding Infrastructure Improvements in Section X of this report.**

#### **IX. CONCLUSION AND DECISION:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Stehr-Tam Preliminary Short Plat **WITH CONDITIONS**.

**This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval** unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

#### **X. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

## COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCE

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES:** The applicant shall comply with all applicable Bellevue City Codes (BCC) and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860 <a href="mailto:suzunow@bellevuewa.gov">suzunow@bellevuewa.gov</a>
Bellevue Development Standards	Savina Uzunow, 425-452-7860 <a href="mailto:suzunow@bellevuewa.gov">suzunow@bellevuewa.gov</a>
Transportation Code - BCC 14.60	Ian Nisbet, 425-452-4851 <a href="mailto:fshafi@bellevuewa.gov">fshafi@bellevuewa.gov</a>
Trans. Improvement Program - BCC.22.16	Ian Nisbet, 425-452-4851 <a href="mailto:fshafi@bellevuewa.gov">fshafi@bellevuewa.gov</a>
Right-of-Way Use Permit - BCC 14.30	Tim Stever, 425-452-4294 <a href="mailto:tstever@bellevuewa.gov">tstever@bellevuewa.gov</a>
Bellevue Utilities Code - BCC Title 24	Jason Felgar, 425-452-7851 <a href="mailto:jfelgar@bellevuewa.gov">jfelgar@bellevuewa.gov</a>
Land Use Code - BCC Title 20	Carol Orr, 425-452-2896 <a href="mailto:corr@bellevuewa.gov">corr@bellevuewa.gov</a>
Sign Code - BCC Title 22B	Carol Orr, 425-452-2896 <a href="mailto:corr@bellevuewa.gov">corr@bellevuewa.gov</a>
Noise Control - BCC 9.18	Carol Orr, 425-452-2896 <a href="mailto:corr@bellevuewa.gov">corr@bellevuewa.gov</a>
Uniform Fire Code - BCC 23.11	Derek Landis, 425-452-411 <a href="mailto:dlandis@bellevuewa.gov">dlandis@bellevuewa.gov</a>

### A. GENERAL CONDITIONS:

#### 1. Utilities Conceptual Design

Utility Department approval of the short plat application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per current City of Bellevue Utility Codes and Utility Engineering standards. Separate water UC and sewer UA permits will be required with the building permits. Drainage for each lot will be reviewed and approved under the building permit for each lot. All connection charges will be due at time of Utility permit issuance. Utility easements will be required and recorded on the face of the final short plat

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06  
REVIEWER: Jason Felgar, Utilities Department

#### 2. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Carol Orr, Development Services Department

### **3. Noise – Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Carol Orr, Development Services Department

### **4. Frontage, Utilities and Road Improvements**

Based on the submitted drawings the development does not include proposed infrastructure such as roads, utilities or frontage improvements shared between the proposed lots. As such the proposed new driveway, utilities and work in ROW for Lot 1 will be permitted under the SFR Building permit. Please be aware that undergrounding of all Overhead utilities is required and should be included in the SFR Civil drawings.

AUTHORITY: Clearing & Grading Code 23.76.035

REVIEWER: Savina Uzunow, Clearing & Grading Section

## **B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

### **1. RIGHT OF WAY USE PERMIT**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.



- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Right of Way Division

## **2. Off-Street Parking**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Right of Way Division

## **3. Engineering Plans**

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to NE 31<sup>st</sup> Street, pavement restoration in NE 31<sup>st</sup> Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans. Frontage improvements are detailed below:

### NE 31<sup>st</sup> Street: :

- Install new minimum 10-foot-wide single-family driveway approach for lot 2.
- The new driveway may be constructed under the Single Family Building permit with approval from the Transportation reviewer.
- Sight distance requirements must be met per BCC 14.60.240 at the new driveways.
- Restore any pavement cuts per Design Manual Drawing RC-200-1.
- Any overhead utilities into the plat are required to be undergrounded.

### a) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and

14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance. Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60, Transportation Department Design Manual, Transportation Department Design Manual Standard Drawings, and Americans with Disabilities Act.

REVIEWER: Ian Nisbet, Transportation Department

**4. Sight Distance**

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1, existing vegetation near the access points on NE 31st Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ian Nisbet, Transportation Department

**5. Pavement Restoration**

The city's pavement manager has determined that this segment of NE 31st Street will require Grind and Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

REVIEWER: Tim Stever, Right of Way Division

**C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

**1. Infrastructure Improvements**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260  
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
REVIEWER: Ian Nisbet, Transportation Department

## **2. Tree Retention / Replacement**

The final short plat shall portray the location of a minimum of 2 replacement evergreen trees. A Tree Preservation-Replacement Plan that portrays the location, size, and common name of each existing tree, and each tree to be replaced, must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

***“Designation of trees on the Tree Preservation-Replacement Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation – Replacement Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”***

Replacement trees shall be between 8 and 10 feet in height when planted, and shall be installed prior to building final inspection, after all site disturbance has ceased.

AUTHORITY: Land Use Code 20.20.900.D & G  
REVIEWER: Carol Orr, Development Services Department

## **3. Installation Assurance Device**

An installation assurance device in the amount of 150 percent of the labor and materials required to install the 2 replacement trees on site. These funds shall be refunded to the applicant after the Land Use inspection has verified the plantings have been installed.

AUTHORITY: Land Use Code 20.45B.170 & 20.40.490.B and D  
REVIEWER: Carol Orr, Development Services Department

#### **4. Maintenance Assurance Device**

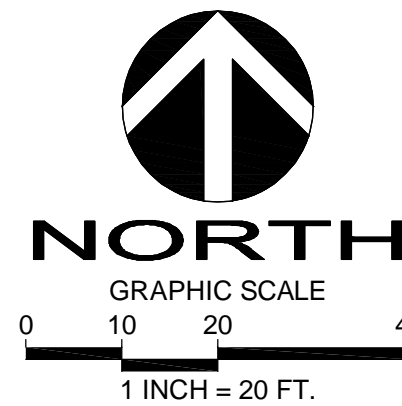
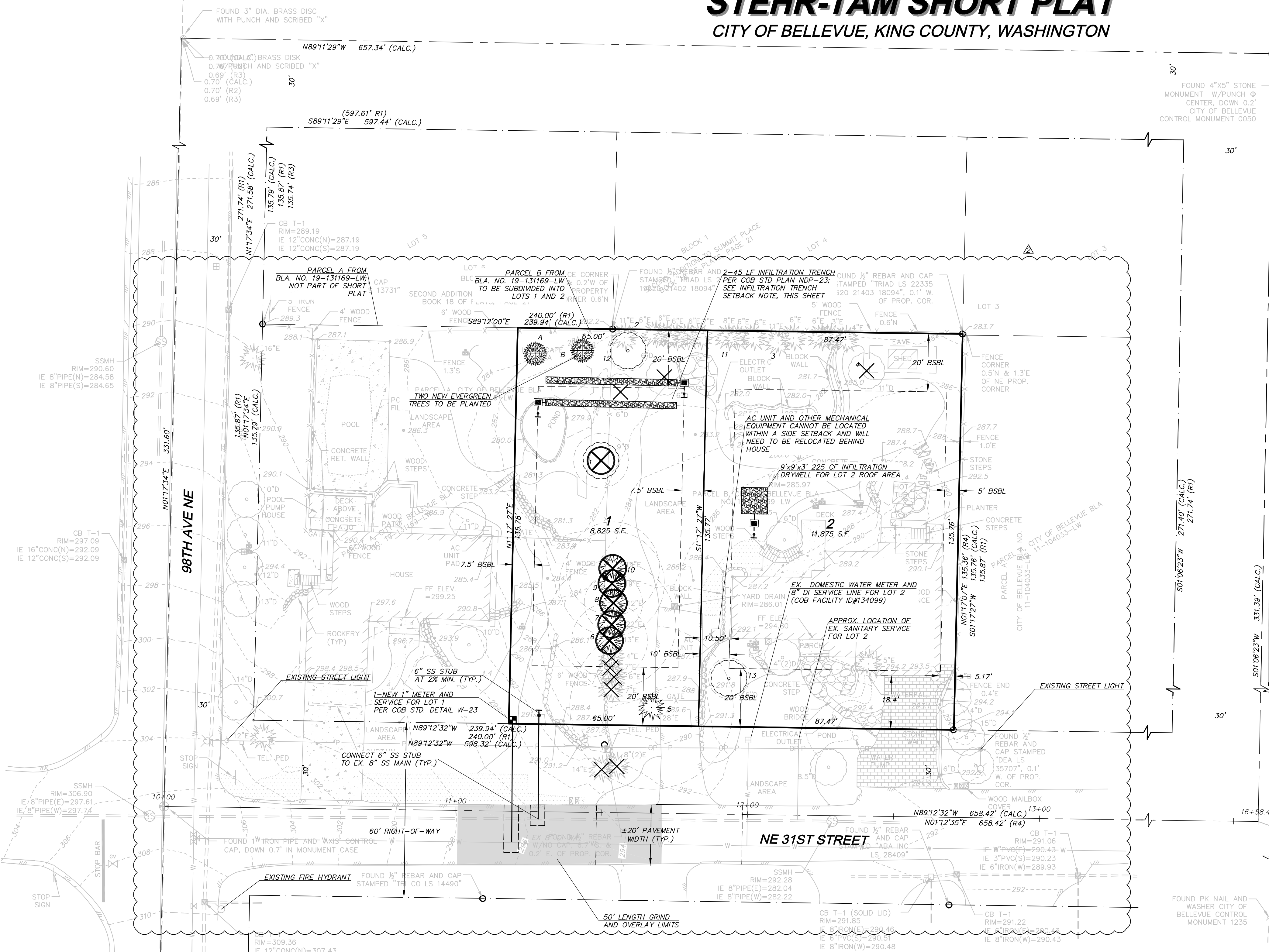
A maintenance assurance device in the amount of 20 percent of the labor and materials cost required to install the 2 replacement trees on site. The applicant shall request a Land Use inspection yearly for a period of 3 years after planting to ensure plantings are healthy and growing. These funds shall be refunded to the applicant after the final Land Use inspection.

AUTHORITY: Land Use Code 20.45B.170 & 20.40.490.B and D  
REVIEWER: Carol Orr, Development Services Department

A PORTION OF NE 1/4 OF SE 1/4 SECTION 19, TOWNSHIP 25 N, RANGE 5 E, W.M.

# STEHR-TAM SHORT PLAT

CITY OF BELLEVUE, KING COUNTY, WASHINGTON



## PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY: 9818 NE 31ST STREET  
BELLEVUE, WASHINGTON

TAX PARCEL NUMBER: 8085400035

EXISTING ZONING: R-4

SURROUNDING ZONING: R-4

NUMBER OF LOTS: 2

ACREAGE: 20,700 S.F. (0.475 ACRES)

SENSITIVE AREAS AND BUFFERS: 0 ACRES

PROPOSED USE: SINGLE FAMILY

WATER DISTRICT: CITY OF BELLEVUE

FIRE DISTRICT: CITY OF BELLEVUE

SEWER DISTRICT: CITY OF BELLEVUE

SCHOOL DISTRICT: BELLEVUE 405

TELEPHONE SERVICE: FRONTIER

POWER SOURCE: PUGET SOUND ENERGY

## PROJECT CONTACTS:

OWNER/ APPLICANT: BJORN STEHR  
9818 NE 31ST ST  
BELLEVUE, WA 98004  
CONTACT: BJORN STEHR  
(206) 793-4120

CIVIL ENGINEER: D. R. STRONG CONSULTING ENGINEERS  
620 - 7TH AVENUE  
KIRKLAND, WA 98033  
CONTACT: MAHER A. JOUDI P.E.  
(425) 827-3063

SURVEYOR: D. R. STRONG CONSULTING ENGINEERS  
620 - 7TH AVENUE  
KIRKLAND, WA 98033  
CONTACT: G. REICHHOFF, P.L.S.  
(425) 827-3063

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC  
1805 - 136TH PLACE NE, SUITE 201  
BELLEVUE, WASHINGTON 98005  
(425) 449-4704

## LOT CALCULATION NOTE:

THE IMPERVIOUS SURFACE COVERAGE, LOT COVERAGE BY STRUCTURE, LOT COVERAGE BY GREENSPACE CALCULATIONS FOR LOT 2 WHERE THE EXISTING HOUSE IS TO REMAIN CAN BE FOUND ON THE NEXT SHEET OF THESE PLANS.

## SHEET INDEX:

C1 OF 3 PRELIMINARY SHORT PLAT  
C2 OF 3 PRELIMINARY CLEARING, GRADING  
AND ROAD PLAN  
C3 OF 3 ROAD CROSS SECTION AND  
DRIVEWAY TAIL AND PROFILE

## SIDE SEWER NOTE:

SIDE SEWER STUB PER COB SPECIFICATIONS AND COB STD. DETAIL S-17 AND S-18.



## VICINITY MAP

SCALE 1"=1000'

## LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- ROCKERY
- STORM DRAIN CATCH BASIN
- POWER METER
- GAS METER
- VERTICAL BOARD FENCE
- DECIDUOUS TREE
- EVERGREEN TREE

- SANITARY SEWER LINE
- STORM LINE
- UNDERGROUND POWER
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- FENCE
- EDGE OF PAVEMENT
- GRAVEL
- CONCRETE

## TREE LEGEND

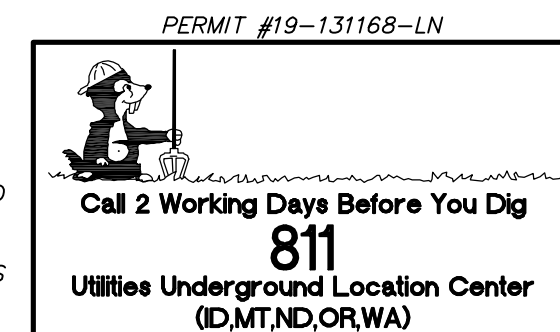
- SIGNIFICANT TREE TO BE RETAINED WITH CORRESPONDING DRIPLINE
- SIGNIFICANT TREE TO BE REMOVED WITH CORRESPONDING DRIPLINE
- DEAD OR NON-SIGNIFICANT TREES TO BE REMOVED
- REPLACEMENT TREE

## ON-SITE SIGNIFICANT TREE TABLE

TREE #	TREE TYPE	DBH (IN.)	ROOT PROTECTION ZONE RADIUS (IN.)	NOTES	TREE SAVED (IN.)
1	FLOWERING CHERRY	9	9	TOO CLOSE TO BUILDING PAD	
2	LEYLAND CYPRESS	0	0	MANAGED AS HEDGE, NOT COUNTED	
3	LEYLAND CYPRESS	0	0	MANAGED AS HEDGE, NOT COUNTED	
4	JAPANESE MAPLE	11	11	EXPECTED LIFE SPAN > 5 YEARS	
5	AUSTRIAN PINE	28	28	RETAIN	28
6	DOUGLAS-FIR	13	13		
7	DOUGLAS-FIR	22	22		
8	DOUGLAS-FIR	12	12		
9	DOUGLAS-FIR	19	19		
10	DOUGLAS-FIR	19	19		
11	LEYLAND CYPRESS	0	0	MANAGED AS HEDGE, NOT COUNTED	
TOTAL		133 (30% = 39.9)			28 (=21%)
12	DECIDUOUS	6	6	RETAIN	6
13	DECIDUOUS	6	6	RETAIN	6
TOTAL		133 (30% = 39.9)			40 (=30%)
A	EVERGREEN REPLACEMENT	2.5" CAL.			
B	EVERGREEN REPLACEMENT	2.5" CAL.			

## SIGNIFICANT TREE RETENTION NOTES:

- THE APPLICANT IS REQUIRED TO SAVE 30% MINIMUM OF TOTAL DBH OF THE SIGNIFICANT TREES ON SITE.
- DESIGNATION OF TREES FOR RETENTION ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE SITE PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APPROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIPLINE (DEFINED AS ONE FOOT FOR EVERY ONE INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH)) OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THIS COVENANT.
- NON-SIGNIFICANT TREES ON-SITE TO BE RETAINED, UNLESS OTHERWISE NOTED, IN ORDER TO OFFSET THE PROJECT'S INABILITY TO MEET THE SIGNIFICANT TREE RETENTION STANDARD OF 30%. TWO ADDITIONAL EVERGREEN TREES TO BE PLANTED ON SITE PRIOR TO FINAL PLAT RECORDING.



## LEGAL DESCRIPTION:

PARCEL B CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 19-131169-LW, ACCORDING TO THE MAP THEREOF RECORDED UNDER RECORDING NO. 2020070890037, RECORDS OF KING COUNTY, WASHINGTON.

## REFERENCES:

- PLAT OF SECOND ADDITION TO SUMMIT PLACE, RECORDED IN BOOK 18 OF PLATS AT PAGE 21.
- RECORD OF SURVEY, RECORDED IN BOOK 156 OF SURVEYS AT PAGE 242, UNDER RECORDING NUMBER 2002121190004.
- RECORD OF SURVEY, RECORDED IN BOOK 31 OF SURVEYS AT PAGE 192, UNDER RECORDING NUMBER 6204079010.
- CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 11-104033-LW, RECORDED UNDER RECORDING NUMBER 2011042790003.
- CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 19-131169-LW, RECORDED UNDER RECORDING NUMBER 2020070890037.

## VERTICAL DATUM:

NAVD 88 PER CITY OF BELLEVUE VERTICAL CONTROL.

## BENCHMARK:

CITY OF BELLEVUE CONTROL MONUMENT 3798, A 3"x3" CONCRETE MONUMENT WITH 2" BRASS DISC WITH "X", DOWN 1.1' IN MONUMENT CASE. NAVD 88 DATUM ELEVATION = 344.438.

## BASIS OF BEARINGS:

NAD83(2011)  
N0024°52'E BETWEEN FOUND CITY OF BELLEVUE CONTROL MONUMENTS 1235 AND 0050

## TITLE RESTRICTIONS:

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECOGNITIONS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF SECOND ADDITION TO SUMMIT PLACE AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 6204079010.

2. THIS SITE IS SUBJECT TO CITY OF BELLEVUE, WASHINGTON NOTICE OF CHARGES FOR CONNECTION TO WATER AND SEWER SYSTEMS AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 7711090948.

3. THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

4. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

5. THIS SITE IS SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES. THESE ITEMS NOT ADDRESSED BY SURVEYOR.

## SURVEYOR'S NOTES:

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE NO. 0165689-ETU-FOURTH DATED SEPTEMBER 25, 2020. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON SAID CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 24, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2019.

3. PROPERTY AREA = 20,700± SQUARE FEET (0.475± ACRES).

4. ALL DISTANCES ARE IN U.S. SURVEY FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

7. CONTOUR INTERVAL = 2 FEET. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).

8. THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN CIVIL ENGINEERING DESIGN.

## INFILTRATION TRENCH NOTES

INFILTRATION TRENCHES MEET THE FOLLOWING SETBACK REQUIREMENTS AS DETERMINED BY SECTION D5-03.2.2 OF THE CITY OF BELLEVUE SURFACE WATER ENGINEERING STANDARDS (SWES):

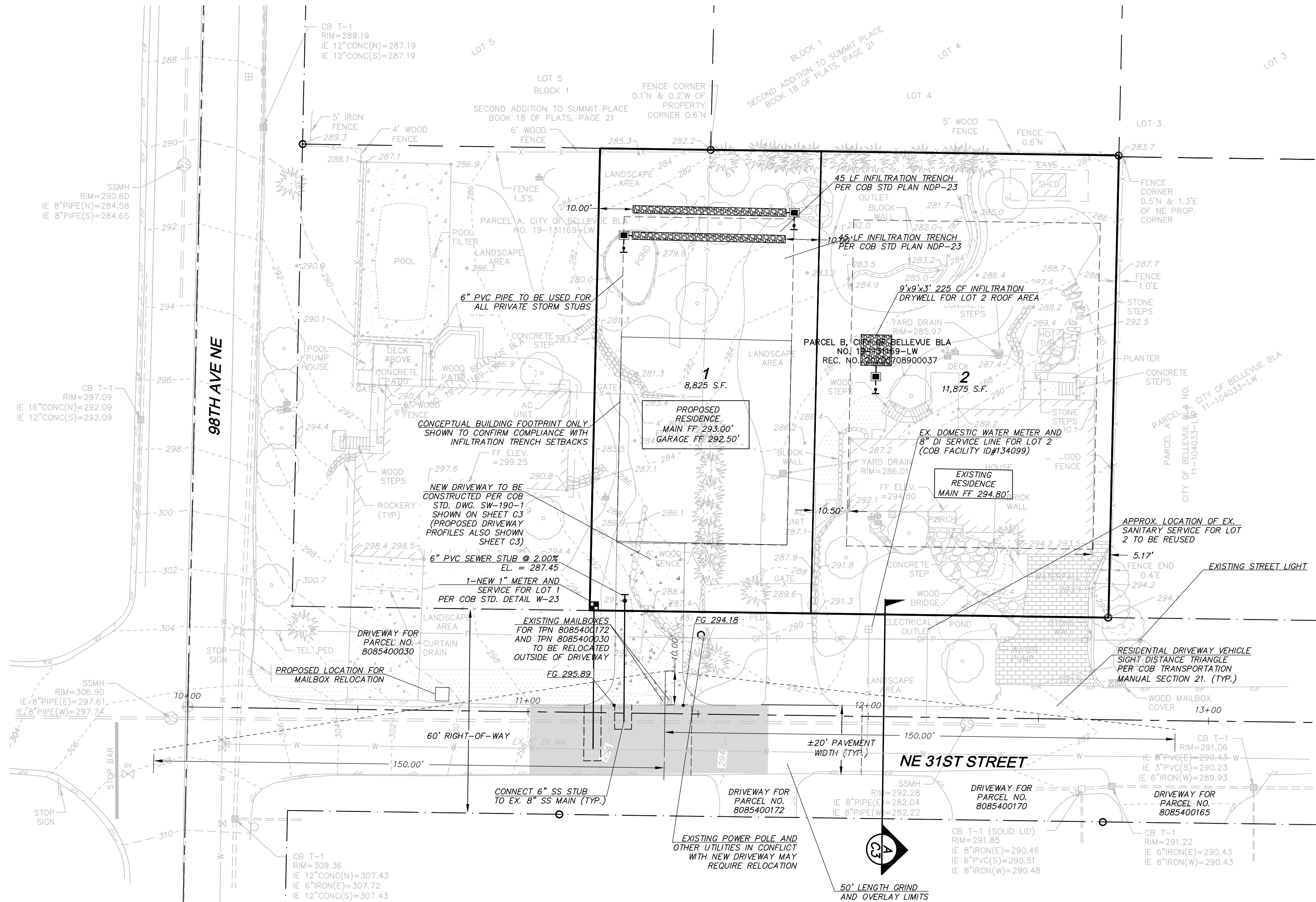
- DOWNHILL PROPERTY LINE FROM END OF TRENCH: 10 FEET
- EVEN OR UPHILL PROPERTY LINE FROM EDGE OF TRENCH: 10 FEET
- FROM STRUCTURE OR BUILDING FOUNDATION SLAB ON GRADE: 5 FEET



A PORTION OF NE 1/4 OF SE 1/4 SECTION 19, TOWNSHIP 25 N, RANGE 5 E, W.M.

# STEHR-TAM SHORT PLAT

CITY OF BELLEVUE, KING COUNTY, WASHINGTON



Lot 2 Coverage By Structure	
Structure Footprint	2325 SF
Front Porch	53 SF
Decks > 30" above grade	605 SF
Shed	67 SF
Total	3050 SF
Critical Area	0 SF
Gross Square Footage	11875 SF
Net Square Footage	11875 SF
Percentage of Lot	25.68%

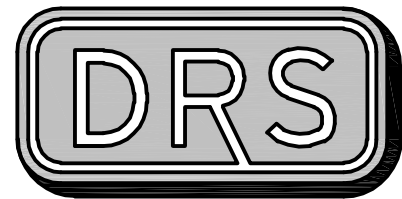
Lot 2 FAR Calculations	
Daylight basements > 5 ft above grade	1210
First Floor enclosed SF (including garage)	2340
Second Floor Enclosed SF	0
Total Enclosed SF	3550
Total Lot SF	11875
FAR	29.89%

Lot 2 Impervious Surface Coverage	
House (including eaves)	2969 SF
Driveway	327 SF
Walkway	488 SF
Patios/Decks	453 SF
Misc (hot tub and shed)	245 SF
Total	4482 SF
Total Lot SF	11875 SF
Percentage of Lot	37.74%

Lot 2 Greenscape	
Total Area of South Front Setback	1749 SF
Hardscape	622 SF
Greenscape	1127 SF
% Greenscape in South Front Setback	64.44%

## TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-8875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.
- A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
- IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-8080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
- PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
- THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
- ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
- ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
- STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4499 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
- RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
- SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
- THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE.
- THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.
- THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.
- WHERE REQUIRED IN APPROVAL CONDITIONS, PERMANENT PIPE MONUMENTS SHALL BE SET ALONG THE STREET CENTERLINE AT ALL INTERSECTIONS, CURVE TANGENT POINTS, AND CUL-DE-SAC RADIUS POINTS. THE PIPE MONUMENTS SHALL BE A BERTSEN A130 ALUMINUM STANDARD MONUMENT (30" LONG) OR EQUIVALENT, TOGETHER WITH STANDARD IRON CASTING CASE AND COVER. THESE MATERIALS AND SPECIFICATIONS ARE SHOWN IN CITY OF BELLEVUE STANDARD DRAWING DEV-12 (CAP DETAIL B).



D.R. STRONG  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3065 F 425.827.2423

STEHR-TAM SHORT PLAT

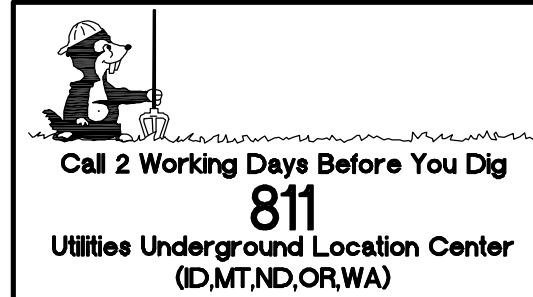
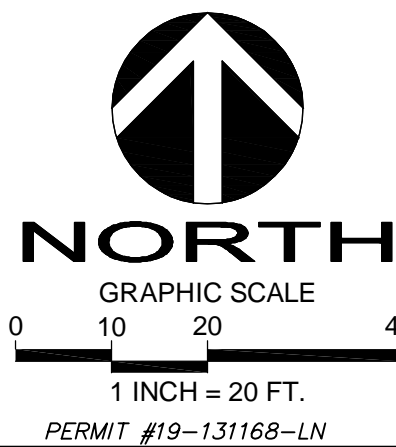
PRELIMINARY CLEARING, GRADING  
AND ROAD PLAN  
9818 NE 31ST STREET  
BELLEVUE, WA  
TAX PARCEL NO. 8085400035

BJORN STEHR

9818 NE 31ST STREET  
BELLEVUE, WA 98004



10/02/2020



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REVISION  
DATE  
04.02.20  
06.26.20  
10.02.2020  
CITY COMMENTS  
CITY COMMENTS

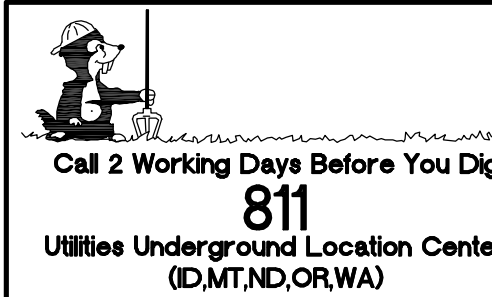
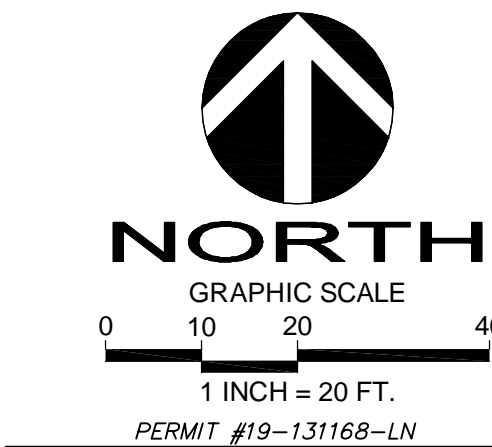
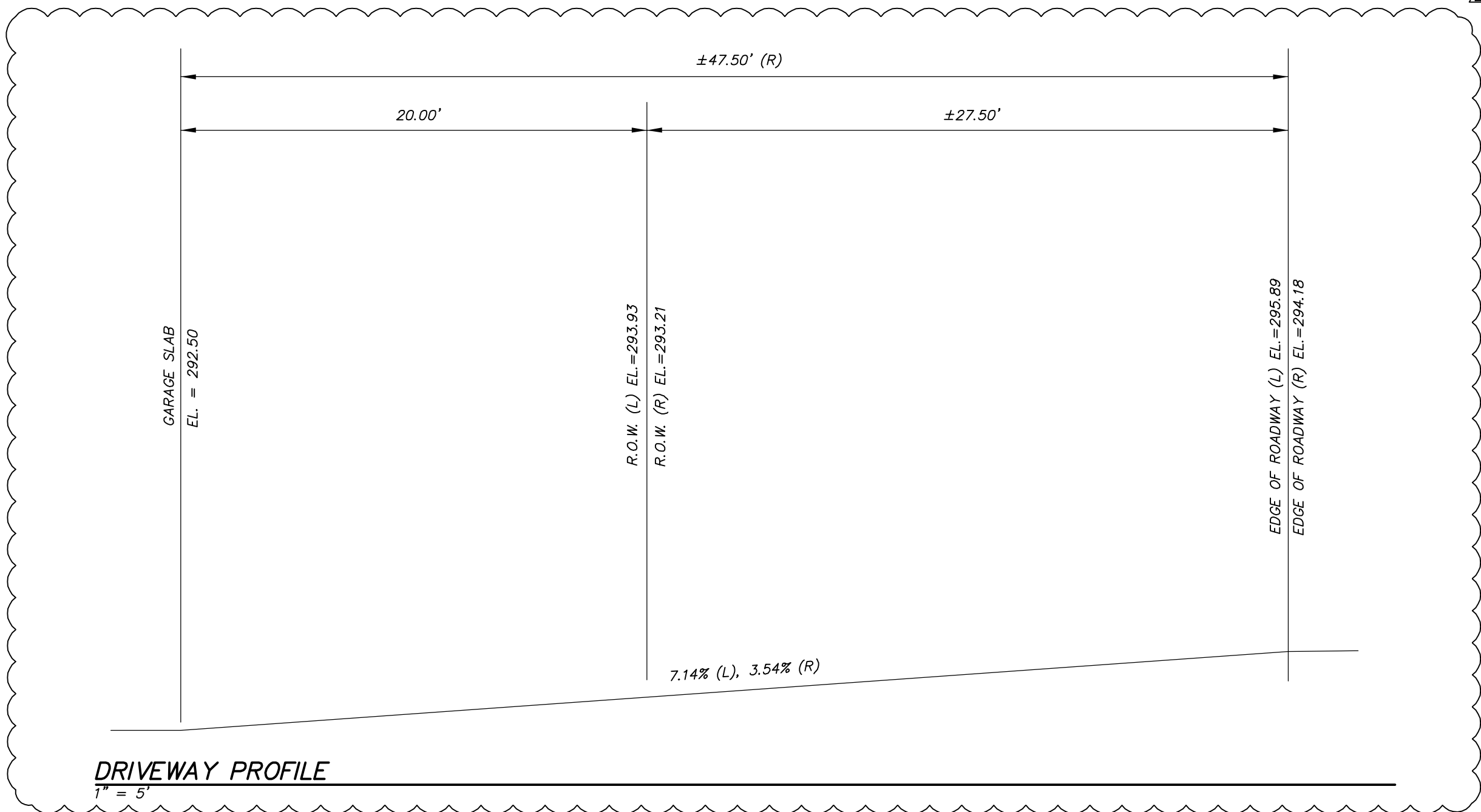
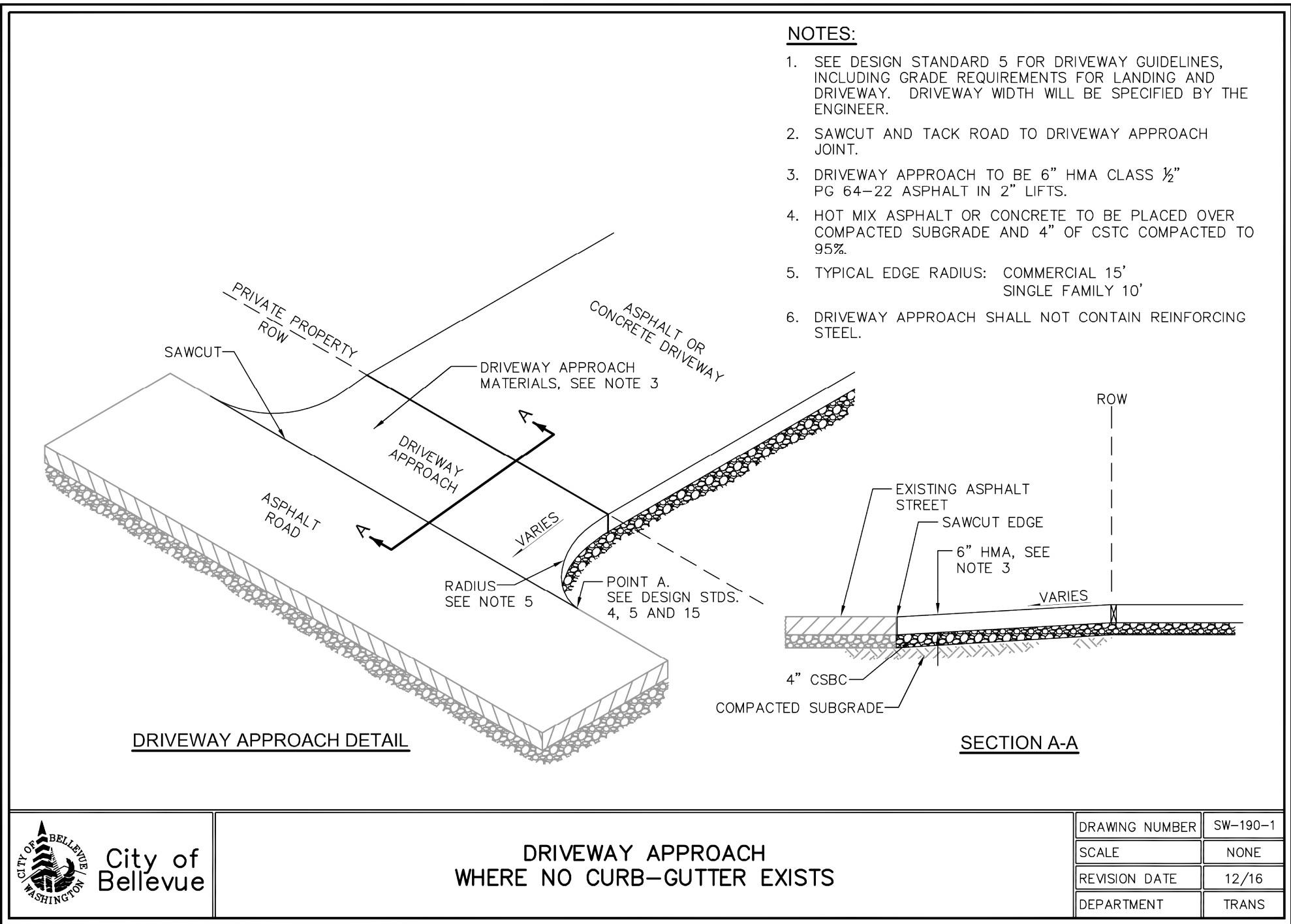
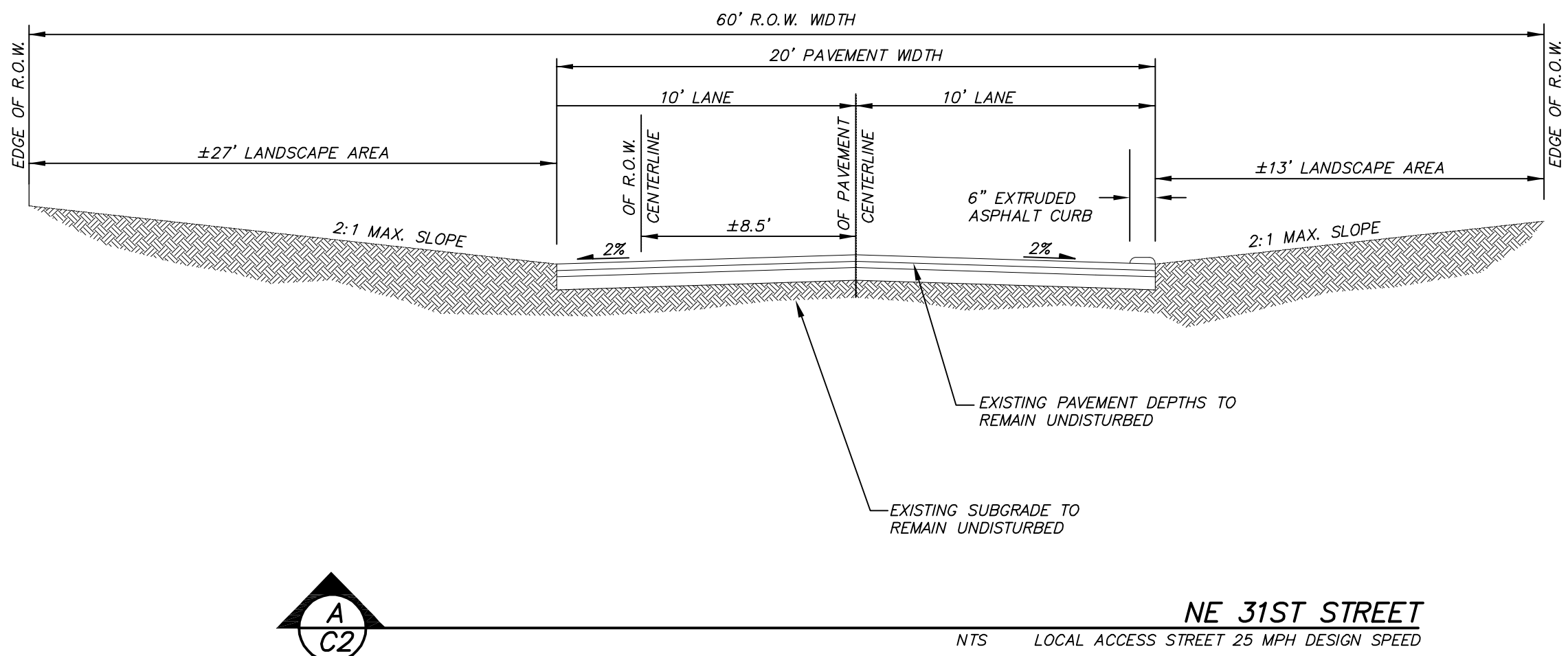
DRAFTED BY: JSK  
DESIGNED BY: JSK  
PROJECT ENGINEER: YLP  
DATE: 12.10.19  
PROJECT NO.: 19003

DRAWING: C2  
SHEET: 2 OF 3



A PORTION OF NE 1/4 OF SE 1/4 SECTION 19, TOWNSHIP 25 N, RANGE 5 E, W.M.

**STEHR-TAM SHORT PLAT**  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



**D.R. STRONG**  
**CONSULTING ENGINEERS**  
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

**STEHR-TAM SHORT PLAT**

ROAD CROSS SECTION AND  
DRIVEWAY DETAIL AND PROFILE  
9818 NE 31ST STREET  
BELLEVUE, WA  
TAX PARCEL NO. 8085400035

**BJORN STEHR**

9818 NE 31ST STREET  
BELLEVUE, WA 98004



10/02/2020

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REVISION  
CITY COMMENTS 01.23.20  
CITY COMMENTS  
10.02.2020  
CITY COMMENTS

DRAFTED BY: JSK  
DESIGNED BY: JSK  
PROJECT ENGINEER: YLP  
DATE: 12.10.19  
PROJECT NO.: 19003

DRAWING: **C3**  
SHEET: **3** OF **3**